

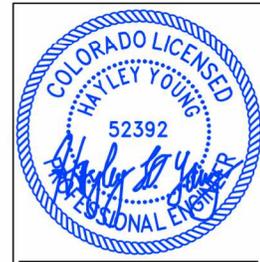
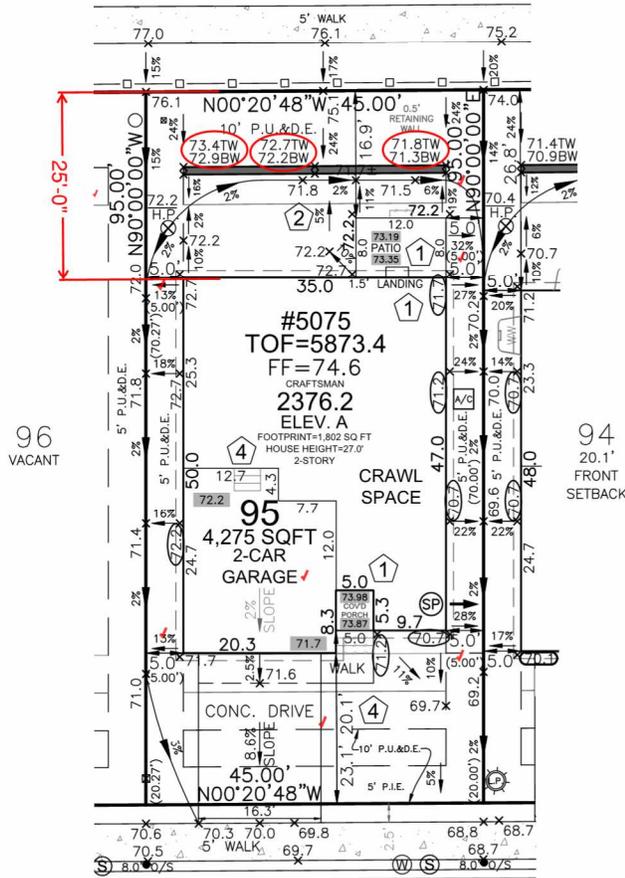
# DESERT-ASPEN-HORIZON VIEW HOMES

LOT 95

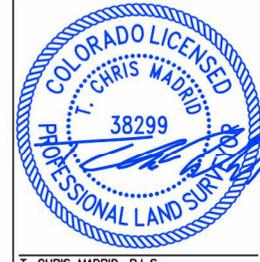
SCHEDULE NUMBER 5509309013

## PLOT PLAN

### TRACT C



HAYLEY YOUNG, P.E.  
DATE: 09.24.24.  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.  
DATE: 09.24.24.  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 73.4
- GARAGE SLAB = 71.7
- GRADE BEAM = 24" (73.4 - 71.7 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO
- RETAINING WALL PROPOSED
- TW/BW INDICATE FINISH GRADE AT WALL

**LEGEND**

LOWERED FINISH GRADE:	
XX.X	HOUSE
XX.X	PORCH
XX.X	GARAGE/CRAWL SPACE
XX.X	FOUNDATION STEP
XX	CONCRETE
X	RISER COUNT
XX.XX	CONCRETE ELEVATION

**SFD24928  
PLAT 14795  
ZONE PUD**

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

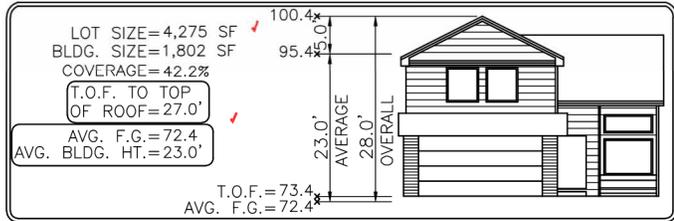
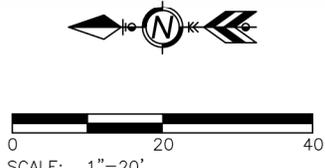
**APPROVED  
Plan Review**  
09/27/2024 TT:32:08 AM  
dsarchuleta  
EPC Planning & Community  
Development Department

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

**APPROVED  
BESQCP**  
09/27/2024 TT:32:16 AM  
dsarchuleta  
EPC Planning & Community  
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Released for Permit  
09/26/2024 2:59:20 PM  
brent  
ENUMERATION



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 2376.2-A/CRAFTSMAN/2-CAR/CRAWL SPACE	
SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2	
COUNTY: EL PASO	
ADDRESS: 5075 BIG JOHNSON DRIVE	
MINIMUM SETBACKS: FRONT: 15' SIDE: 5' GARAGE: 20' SEP.: 10' REAR: 15' CORNER: 10'	DRAWN BY: MH DATE: 09.18.24
6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net	
<b>GENERAL NOTES:</b> <ul style="list-style-type: none"> <li>PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAN AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>LOT CORNER ELEVATION CHECK: 10.24.22</li> </ul>	

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5509309013

Address: 5075 BIG JOHNSON DR, COLORADO SPRINGS

Plan Track #: 194555  Received: 26-Sep-2024 (BRENT)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	463
Lower Level 2	1596
Main Level	1222
Upper Level 1	1154
Total Square Feet	
	4435

Required PPRBD Departments (2)

Enumeration  
**APPROVED**  
BRENT  
9/26/2024 3:00:19 PM

Floodplain  
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
09/27/2024 11:22:51 AM  
dsdarchuleta  
EPC Planning & Community  
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.